

Sanpete County Planning Commission Meeting

October 14, 2015, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair, Joe Nielson, Leon Day, Loren Thompson, Curtis Ludvigson, K. Rex Brown, and Sanpete County Deputy Clerk, Selma Jorgensen. (Sanpete County Zoning Administrator, Scott Olsen, Gene Jacobson and Nathan Palmer were excused.)

Meeting was called to order by Chair, Joe Nielson.

DAN BETHAL'S REQUEST FOR APPROVAL OF AN ACCESSORY DWELLING UNIT LOCATED ON HIS PROPERTY NORTH WEST OF MT. PLEASANT, PARCEL #S-22364.

Dan Bethal was present. Mr. Nielson explained Mr. Bethal's request. Mr. Bethal stated that he would like to build a guest house out of a barn on his property. The building meets all requirements. No comments from the audience. Motion is made by Leon Day to approve an Accessory Dwelling Unit. The motion was seconded by Loren Thompson, and the motion passed.

WHITING OIL AND GAS REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A 3D SEISMIC SURVEY LOCATED ON PROPERTY NORTH EAST OF MORONI.

Louise Sandberg and Roy Moore were present. Mr. Nielson explained the request. Ms. Sandberg provided documentation indicating their plans, etc. She explained that all property owners have signed permits with the exception of one that they are still working with to get a permit. Mr. Moore explained that this property owner does not own the mineral rights, but survey's can be performed even if they don't sign a permit because the mineral rights take precedence over land ownership. Ms. Sandberg explained that they will lay out survey equipment with recording occurring one test hole at a time. She further explained that it will take 30 to 45 days for survey, drilling and testing. Recording will only take about a week. Mr. Day asked about noise. Ms. Sandberg explained that occasionally there may be some "pop" noises, but nothing significant. Mrs. Ludvigson asked about safety concerns. Ms. Sandberg stated that there will not be any danger to public, or neighboring owners. They will contact local agencies. Ms. Sandberg explained that there will be minimal trucks and employees. Norman Scow, from the audience, asked how far from property lines these holes will be dug. Ms. Sandberg stated that they will be 100 ft away showing him a map. Motion is made by Curt Ludvigson to approve the Conditional Use Permit for a 3D seismic survey. The motion was seconded by Leon Day, and the motion passed.

APPROVAL OF MINUTES

Motion was made by Loren Thompson to approve the Planning Commission minutes of September 9, 2015. The motion was seconded by Curt Ludvigson, and the motion passed.

With no further business before the Planning Commission, motion to adjourn was made by Leon Day. The motion was seconded by Loren Thompson, and the motion passed.

The meeting adjourned at 7:15 P.M.